



Unit 1

Sandleas Way, Leeds, LS15 8AW

SELF CONTAINED INDUSTRIAL WAREHOUSE TO LET

8,892 sq ft
(826.09 sq m)

- Close to J46 of the M1
- Large yard with extensive parking
- Eaves Height up to 7m
- Office & WC facilities
- Available June 2026



Unit 1, Sandreas Way, Leeds, LS15 8AW

Summary

Available Size	8,892 sq ft
Rent	Rent on application
Business Rates	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (79)

Location

The property is situated on a prominent corner of Sandreas Way, Cross Gates. Cross Gates is ideally situated for access to both the Leeds Outer Ring Road and Junction 46 of the M1. As a local centre Cross Gates provides multiple eateries, banks and shopping facilities. The unit is within close proximity to The Springs Shopping centre and Thorp Park office park.

Description

The property provides a modern steel framed industrial unit with a cement sheet roof incorporating translucent roof panels, brick and cement sheet clad elevations and a concrete floor. The unit has a minimum eaves height of 5m to a maximum of 7m. Loading is via a large ground level door. The facility is currently racked however this could be removed if it is not required. The unit benefits from the following specification:

- 3 phase power
- Ground level loading door
- Up to 7m eaves
- Ground & First floor offices
- WC and kitchen facilities

Externally the property benefits from a surfaced yard and parking area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	7,838	728.17	Available
Ground - Office / WC	527	48.96	Available
1st - Office / WC	527	48.96	Available
Total	8,892	826.09	

Terms

Unit 1 Sandreas Way is available by way of a new full repairing and insuring lease for a term of years to be negotiated.

Viewings

Viewings are available, strictly by appointment only



Viewing & Further Information



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